

## RESOLUTION 2017-2

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an Event Center for Wedding and Reception Facility on the following described property:

A tract of land A tract of land in the Southeast Quarter of Section 15, township 12 South, Range 21 East of the 6<sup>th</sup> P.M., more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 15; thence south 00 Degrees 07 Minutes 11 Seconds West on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet to a point of beginning; thence South 00 Degrees 07 Minutes 11 Seconds East on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet; thence North 89 Degrees 21 Minutes 12 Seconds West, a distance of 1328.61 feet; thence North 00 Degrees 04 Minutes 33 Seconds East, a distance of 328.42 feet; thence South 89 Degrees 21 Minutes 12 Seconds East, a distance of 1327.49 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas. More commonly known as 12751 206<sup>th</sup> Street

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 11<sup>th</sup> day of November, 2016, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 11<sup>th</sup> day of January, 2017; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 26<sup>th</sup> day of January, 2017; the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 26<sup>th</sup> day of January, 2017, and incorporated herein by reference;

That Case No. DEV-16-119, Special Use Permit for an Event Center for Wedding and Reception Facility approved subject to the following conditions:


1. The SUP shall be limited to a period of ten (10) years.
2. The business hours shall be dependent upon the event. Events shall end by midnight, Friday and Saturday, and by 11 pm Sunday through Thursday.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$883.93.
4. The SUP shall be limited to a total of four (4) employees, not including the business owners and family members.
5. The number of events shall be limited to a maximum of forty (40) per year.
6. Building and septic permits shall be obtained prior to any building construction.
7. Any noise generated by this Special Use Permit shall not exceed a decibel level of 60 at the property line.

8. The applicant shall provide a certificate of liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
9. The applicant shall adhere to the following memorandums:
  - a. David Lutgen, P.E. – Public Works, December 15, 2016
  - b. Chuck Magaha – Emergency Management, December 12, 2016
  - c. Eric Thorne, Sheriff's Office, December 14, 2016
  - d. Dan Tallman – Sherman Fire District, December 8, 2016
10. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
11. No on-street parking shall be allowed.
12. This SUP shall be limited to the Narrative dated November 18, 2016 submitted with this application.
13. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

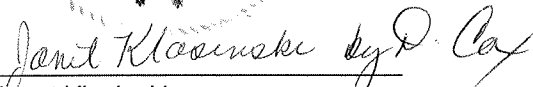
located in Section 15, Township 12 Range 21, also known as 12751 206<sup>th</sup> Street, parcel no. 225-15-0-00-00-011.00 in Leavenworth County, Kansas.

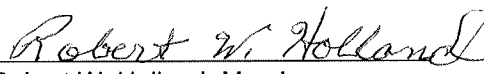
Adopted this 26<sup>th</sup> day of January, 2017  
 Board of County Commission  
 Leavenworth, County, Kansas

  
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 Doug Smith, Chairman

  
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 Clyde D. Graeber, Member



  
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 Janet Klasinski

  
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 Robert W. Holland, Member